FORM NO. WD-1

RE-RECORD BOOK 7877 PAGE 120
BOOK 7875 PAGE 376

This instrument is being rerecorded to correct mortgagee information.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 40,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 27th DAY OF June 19 89

Notary Public

MY COMMISSION EXPIRES: October 9, 1991

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Gary B. Fisher, Attorney, 2711 Murfreesboro Rd., Suite 105, Antioch, TN 37013
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	Mortgagee: and Send Tax Bill To:	MAP-PARCEL NUMBERS
Roger A. Madden (NAME)	CityFed Mortgage Company (NAME)	094-02-0
1815 Sevier Street (STREET ADDRESS OR ROUTE NUMBER)	30 Warder Street (STREET ADDRESS)	147.00
Nashville, TN 37206 (CITY) (STATE) (P. O. ZIP)	Springfield, OH 45501 (CITY) (STATE) (ZIP)	23W 00755

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Frank R. Maddux, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Roger A. Madden and Rose L. Madden and Cornelia J. Madden, unmarried persons

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 71 on the Plan of United Electric Railway Addition to East Nashville of record in Book 161, Page 8, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Frank R. Maddux, being one and the same person as William F. Maddux by deed from Jennifer L. Maddux, of record in Book 6587, Page 841, Register's Office for Davidson County, Tennessee.

Frank R. Maddux and William F. Maddux being one and the same person.

This conveyance is subject to any and all existing restrictions and easements of record.

0123 06/29 0101 03CHECK 6.00

9366 06/28 0101 03CHECK 138.50

4471.4

JUN 28 9 44 AM '89

This is unimproved ( ) improved (XX) property, known as 1815 Sevier Street, Nashville, TN 37206
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 27th day of June, 19 89

Frank R. Maddux

Frank R. Maddux

RE-RECORD BOOK 7877 PAGE 121 BOOK 7875 PAGE 377

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Frank R. Maddux, unmarried

the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Antioch, Tennessee, this 27th day of June, 19 89.

Lou Hopkins
Notary Public

Commission Expires October 9, 1991

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19___.

_____
Notary Public

Commission Expires _____

WARRANTY DEED

FROM
Frank R. Maddux, unmarried

TO
Roger A. Madden and Rose L. Madden and Cornelia J. Madden, unmarried persons

Guaranty Title and Escrow Co.
Suite 105, Priest Lake Professional Building
2711 Murfreesboro Road
Antioch, Tennessee 37013
Phone (615) 367-0595
Phone (615) 367-0697

JUN 29 11 37 AM '89

RE-RECORD
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